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## 2151 FRIENDSHIP

Country Lakes II  
6201 US HWY 41N, Palmetto, Florida 34221  
**Price: \$69,900**

**PRICED TO SELL!!! LOOK NO FURTHER!** Just move into this nice home on the lake and ENJOY! All major repairs have been done. New windows, laminate flooring throughout, new HVAC, membrane roof, and 6 inch gutters. The house exterior was just painted too! This house has beautiful floors, lots of cabinets and counter space, an island with a marble counter top where you can enjoy your morning coffee, a huge closet for your groceries/supplies, and your washer and dryer in the oversized utility shed. The kitchen, the 18'X13 living room and the 13'X10' dining area are wide open, bright with beautiful laminate floors and with 2 sliding doors that open onto the upper lanai with a view of the water. The 10'X 23' lanai has sliders with screens; then a step down onto the ground level lanai, so convenient to the shed and carport. The extra long driveway is another area to sit and enjoy. The washer and dryer are located in the oversized 8'X15' utility shed with an extra refrigerator, plenty of storage AND double doors, a workshop, and plenty of room to store a golf cart. The master bedroom is 12'X14' has a large closet, lots of wall space with a large bathroom and walk in shower. The guest room is 12'X13', also with lots of wall space, another oversized closet, and a guest bathroom with a tub/shower combination. Every thing has been replaced. This lovely 5 star park is located minutes from major expressways and in close proximity to major airports, medical facilities, churches, fishing, golf courses, and the Gulf beaches, theme parks, restaurants and all kinds of shopping, including an Outlet mall only minutes away. Tampa, St. Petersburg, Bradenton and Sarasota have many wonderful events that will keep anyone busy if that's what your looking for. So make this house your home, relax on the lakefront where there is tranquility, wildlife and sunsets awaiting you.

### PROPERTY FEATURES

Available from:	08-05-2023	Porch 1 Raised :	Yes	Stove:	Electric
Sign location:	Window	Porch 1 Screened:	Yes	Microwave:	Yes
Title location:	Owner	Porch 1 Vinyl sliders:	Yes	Dishwasher:	Yes
Owner financing:	No	Porch 1 Enclosed:	No	Disposal:	Yes
Park Monthly Fee:	\$1,191	Porch 2 Size:	10X17	Washer:	Yes
Monthly Fee Includes:	Mowing	Porch 2 raised:	No	Dryer:	Yes
Share available:	No	Porch 2 Screened:	Yes	Washer & Dryer Loc.:	Shed
Sublease:	No	Porch 2 Vinyl sliders:	No	Hook-up Loc.:	House
Waterfront:	Yes	Porch 2 Enclosed:	No	Electric:	Circuit Breaker
Gulf access:	No	Roof:	Rubber Membrane	Electric Meter Loc.:	Master bedroom
Dock:	No	Siding:	Vinyl	Electric Service Loc.:	Back corner
Year built:	1988	Skirting:	Brick	Heating:	Central
Make:	Glen	Sheds:	1	Cooling:	A/C
House length (ft):	45	Shed 1 Size:	8x15	Thermostat Loc.:	Hallway
House width (ft):	26	Pool:	Yes	Water:	Municipal
Add-on:	No	Pool Heated:	Yes	Water Turn-On Loc.:	Carport in front
Carport:	2 car	Pets allowed:	Yes	Water Heater:	Electric
Serials:	2	Pet section:	Yes	Water Heater Loc.:	Outside of House
Serial #1:	FLFLH33A10830BA	Pet Weight Limit (lbs):	40	Termite Contract:	No
Serial #2:	FLFLH33B10830BA	Furnished:	Yes	Pest Control Contract:	No
Porches:	2	Fridge Type:	Frost Free		
Porch 1 Size:	10X23				

Miscellaneous Items: Pots, Blinds, Drapes, Towels, Linens, Glassware, Utensils, Dishes, Pans

# INVENTORY LIST

FURNISHED AS SHOWN

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